003.0	0005	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	885,400	/	885,400
USE VALUE:	885,400	/	885,400
ASSESSED:	885,400	/	885,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARINO PAUL J
Owner 2:	SCOPPETTUOLO LINDA R
Owner 3:	
Street 1:	27 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARINO PAUL J -
Owner 2:	-
Street 1:	46 WILDWOOD ST
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2328 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	453,400		432,000	885,400
Total Card	0.092	453,400		432,000	885,400
Total Parcel	0.092	453,400		432,000	885,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.33 | /Parcel: 380.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	3383
GIS Ref	
GIS Ref	
Insp Date	09/08/17

!337!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	453,400	0	4,000.	432,000	885,400	885,400	Year End Roll	12/18/2019
2019	104	FV	352,900	0	4,000.	459,000	811,900	811,900	Year End Roll	1/3/2019
2018	104	FV	352,900	0	4,000.	334,800	687,700	687,700	Year End Roll	12/20/2017
2017	104	FV	312,000	0	4,000.	291,600	603,600	603,600	Year End Roll	1/3/2017
2016	104	FV	312,000	0	4,000.	248,400	560,400	560,400	Year End	1/4/2016
2015	104	FV	278,000	0	4,000.	243,000	521,000	521,000	Year End Roll	12/11/2014
2014	104	FV	278,000	0	4,000.	199,800	477,800	477,800	Year End Roll	12/16/2013
2013	104	FV	289,300	0	4,000.	190,100	479,400	479,400		12/13/2012

PRINT

Date	Time
12/10/20	16:09:10

LAST REV

Date	Time
10/14/20	11:14:52
danam	
337	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARINO PAUL J,	1539-193	1	1/16/2019	Convenience	1	No	No		
SCOPPETTUOLO LI	1539-192	1	1/16/2019	Convenience	1	No	No		
MARINO JAMES P/	1132-185		9/29/1994		1	No	No		Linda Scoppettuolo & Paul Marino named remain

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	439	Heat App	20,000	C				
4/23/2020	447	Add Bath	14,000	O				
2/19/2020	241	Inter Fi	52,000	O				
9/13/2012	1161	New Wind	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2020	Permit Visit	DGM	D Mann
4/9/2019	Mail Update	JO	Jenny O
9/8/2017	Inspected	PH	Patrick H
8/26/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
1/21/2009	Meas/Inspect	294	PATRIOT
10/14/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10103095
Const Adj.:	1.00536442
Adj $ / SQ:	188.179
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616096
Depreciation:	162649
Depreciated Total:	453447

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

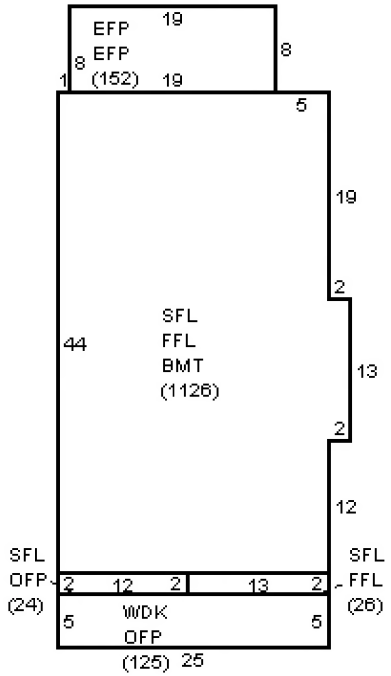
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.18
Special Features:	0	Val/Su Net:	112.45
Final Total:	453400	Val/Su SzAd	194.76

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,176	188.180	221,299
FFL	First Floor	1,152	188.180	216,783
BMT	Basement	1,126	56.450	63,567
EFP	Enclos Porch	304	36.370	11,058
OFP	Open Porch	149	27.720	4,131
WDK	Deck	125	14.080	1,759

	Net Sketched Area:	4,032		Total:	518,597
Size Ad	2328	Gross Are	4032	FinArea	2328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc